

MEETING MINUTES

MILPITAS PLANNING COMMISSION
Milpitas City Hall, Council Chambers
455 E. Calaveras Blvd., Milpitas, CA

Wednesday, July 12, 2017

I. PLEDGE OF ALLEGIANCE

Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

II. ROLL CALL/ SEATING OF ALTERNATE

Present: Chair Mandal, Vice Chair Madnawat, Commissioners
Ciardella, Maglalang, Mohsin, Morris, Sandhu and Alternate
Member Chua

Absent: None

Staff: Bradley Misner, Katy Wisinski, Lillian Hua, Jessica Garner

III. PUBLIC FORUM

Chair Mandal invited members of the audience to address the Commission.

Frank DeSmidt invited all Commissioners to attend the upcoming annual Milpitas Chamber of Commerce Annual Awards banquet dinner and program on Thursday, July 27, 2017 at the Embassy Suites Hotel.

IV. APPROVAL OF MEETING MINUTES

Chair Mandal called for approval of the June 28, 2017 meeting minutes of the Planning Commission.

Motion to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Sandhu/Commissioner Ciardella

AYES: 7

NOES: 0

ABSTAIN: 0

V. ANNOUNCEMENT

Planning Director Bradley Misner welcomed City Clerk Mary Lavelle, who was filling in for the Planning Secretary.

VI. CONFLICT OF INTEREST

Deputy City Attorney Katy Wisinski asked if any member of the Commission had any personal or financial conflicts of interest related to any of the items on the agenda. There were no reported conflicts.

VII. APPROVAL OF AGENDA

Chair Mandal asked if staff or Commissioners had changes to the agenda and there were none.

Motion to approve the July 12, 2017 agenda as submitted.

Motion/Second: Commissioner Sandhu/Commissioner Mohsin

AYES: 7

NOES: 0

VIII. ELECTION OF OFFICERS

The Planning Commission Bylaws indicate the selection of Commission Chair and Vice Chair each July and Mr. Misner called for nominations for the position of Chair.

Commissioner Ciardella nominated Sudhir Mandal for Chair and it was seconded by Commissioner Sandhu.

Motion to approve the nomination of Sudhir Mandal as Chair for a one-year term.

Motion/Second: Commissioner Ciardella/Commissioner Sandhu

AYES: 7

NOES: 0

Commissioner Maglalang nominated Rajeev Madnawat for Vice Chair and it was seconded by Commissioner Morris.

Motion to approve the nomination of Rajeev Madnawat as Vice Chair for a one-year term.

Motion/Second: Commissioner Maglalang/Commissioner Morris

AYES: 7

NOES: 0

IX. PUBLIC HEARING

IX-1

NEW SINGLE FAMILY RESIDENCE – 360 CARNEGIE DRIVE – P-SD17-0002: Presented was a request for a Site Development Permit to allow for demolition of an existing single-story residence and the construction of a new 2,326 square foot one-story residence on a 0.136 gross acre lot at 360 Carnegie Drive.

Project Planner Lillian Hua provided a presentation on the request for a permit for new residence at 360 Carnegie Drive. She described details of the proposed home, and showed photographs of the current site, explaining that the current structure would be demolished to prepare for the new house.

Notices for the hearing were sent to all those within a prescribed radius of the property and one neighbor wrote back requesting a new fence be built, but staff said there was no requirement for such a fence.

Commissioner Maglalang asked if a tree was to be planted if required and staff answered no. He wanted to know why not and why the owner would not plant a new tree when one was going to be removed.

Vice Chair Madnawat asked if any trees were going to be removed and staff said no.

Commissioner Morris asked about the rules about replacement of trees. Planning Director Misner responded on what was required regarding street trees or protected trees within the City. Such was not required on private property, at residences such

as the applicant's.

Chair Mandal invited the applicant to come forward.

Mr. Garry Yu, design engineer for the project, commented that City staff had explained the design and intent of the home very well, and it was in compliance with city codes and requirements. He described property owner's desire to get the house built first and focus on landscaping after that. Right now, there were bushes in front.

Commissioner Maglalang asked if the owner would plant at least one tree in front of the house. The owner's representative asked what type, and Mr. Maglalang replied Jacaranda or other appropriate tree.

Commissioner Ciardella asked about the timeline for no. 2 (landscaping on site). Mr. Yu replied that it depended on the timeframe for construction of the house, and when it was completed. Deputy City Attorney Katy Wisinski responded further to the concern about tree planting. Mr. Ciardella highly recommended to the owner that the landscaping get done at this location.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing

Motion/Second: Commissioner Sandhu/Vice Chair Madnawat

AYES: 7

NOES: 0

Motion to adopt Resolution No. 17-016 approving Site Development Permit No. SD17-0002, subject to the Conditions of Approval.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT

The meeting was adjourned at 7:25 PM.

Motion to adjourn to the next meeting.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 7

NOES: 0

*Meeting Minutes submitted by
Mary Lavelle, City Clerk*